

DELEGATED DECISION REPORT

SMD/2021/0759
Valid 22/11/2021

69 HENCROFT
LEEK

**PROPOSED FRONT PORCH
AND SIDE EXTENSION TO
DWELLING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on residential amenity
- Highway safety

DESCRIPTION OF SITE

The application site is within the development boundary of Leek and is in a residential area to the west of the town centre. It comprises a 1950s/1960s style semi-detached brick, render and tile dwellinghouse within a row of similar dwellings which face Hencroft to the south and there are other dwellings opposite and also to the rear up sloping land to the north.

PROPOSAL

This is a householder planning application for a two-storey side extension which would leave a gap of approx. 1.0 metre from the side boundary and have matching materials and matching gable sided pitched tiled roof. Also included is the infilling of part of a large front canopy which spans the whole width of the house and which would form a small porch which does not project any further forward than the canopy. The side extension would provide enlarged bedrooms, enlarged bathroom and a study at the side which would have an obscured glazed window. The current drive and dropped kerb in front would also be widened over the front lawn to create an additional parking space to replace the parking space lost by the side extension.

Amended plans were received showing the front wall of the side extension set back slightly behind the main front wall of the house and the roof ridge of the extension dropped slightly below the main roof ridge. The plans also show the further widening of the driveway and dropped kerb to create a third parking space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations

National Planning Policy Framework (NPPF)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 4/1/2022

Neighbour consultation period ends: 4/1/2022

Press Advert: N/A

Public Comments

Two letters have been received from the same immediate neighbour but which do not object to the proposal but ask how long the scaffolding will be present during building works and the other letter asking for frosted glass for the side window.

Leek Town Council Comments

None.

Staffordshire County Council Highways

No objection providing a third on-site parking space is shown.

OFFICER COMMENTS

The side extension as amended would be very similar in height and form to a side extension existing at another house a short distance away on the same side of the road and which has the same design as the dwelling on site. As the front wall and roof ridge have been dropped, the extension would appear subservient to the main part of the dwelling in accordance with the Council's design guidance. A gap would also be maintained between the extension and side boundary to respect the degree of spaciousness in the street scene. The materials and fenestration would also match the house. The porch would be created by infilling part of a canopy and matching materials would also be used. Both the porch and amended side extension would harmonise with the design and appearance of the dwelling and therefore the character and appearance of the area would not be harmed.

With regard to residential amenity, there are no primary windows on the side elevation of the neighbouring dwelling to the west, facing the site and the extension would not break any 45 degree lines of the front and rear windows of the neighbouring property and therefore light provision to the neighbours would be unaffected. The first floor side window serving a study would have obscured glazing to prevent overlooking of other properties. The other first floor windows would not lead to any harmful level of overlooking, with the front window overlooking the street

and being no closer to opposite windows than the existing windows and the rear window also being no closer to houses to the rear than current windows and which would only allow overlooking into the rear part of the rear garden of the property to the west and this does not amount to a harmful loss of privacy. The proposal would not harm residential amenity or the living conditions of neighbours.

With regard to parking provision, the “fourth bedroom” is shown to be a study but as this could easily be used as fourth bedroom, I consider that the Council parking standards for a 4-bed dwelling should apply and therefore a third on-site parking space would need to be provided by way of a planning condition. There is sufficient space to provide this on land to the front of the house without significantly harming the character and appearance of the street.

The neighbour who wrote in has been informed that the side window will have obscured glazing and this can be secured via a planning condition. The length of time the scaffolding will be present is not a material planning consideration. This is a civil matter between neighbours.

CONCLUSION / PLANNING BALANCE

The proposal as amended would not harm the visual or residential amenities of the area and would not be detrimental to highway safety and would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 17.1.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council